

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of Land Use from Peri-urban use to Manufacturing use in Sy.No. 38/P, 55/P, 57/P, 58/P, 59/P, 60/P, 84/P, 88/P & 89/P of Ghanpur (V), Medchal (M), Medchal District to an extent of 33791.06 Sq.mtrs for setting up unit for warehouse under “Green” Category applied by M/s Appala Raju & others under TS-IPASS - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 117

Dated: 09-09-2024

Read the following:

- 1 From the M.C., HMDA Lr.No.MIC0200008116521/CLU/Plg/TS-iPASS /HMDA/2023, Dated:29.08.2023.
- 2 From the M.C., HMDA Lr.No.MIC0200008116521/CLU/Plg/TS-iPASS /HMDA/2023, Dated:11.09.2023 addressed to the Commr., Printing.
3. From the M.C., HMDA Lr.No.MIC0200008116521/CLU/Plg/TS-iPASS /HMDA/2023, Dated:12.10.2023, 05.12.2023 13.02.2024.
- 4 Minutes of the Change of Land Use Committee meeting held on 15.03.2024.

ORDER:

The draft variation to the land use envisaged in the Notified Master Plan MDP-2031 vide G.O Ms.No.33, MA, dt.24.01.2013, issued in letter 2nd read above, was published in the extraordinary issue of the Telangana Gazette Part II No.170-A, Dated.11.9.2023. Further No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid Change of land use charges of Rs.1,01,37,318/- (Rupees one crore one lakh thirty seven thousand three hundred and eighteen only) paid through transaction No.FCM-23091151PRA7 dt:11.09.2023 to the Commissioner of Industries through TG-iPASS online. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extraordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Master Plan MDP-2031 issued vide G.O Ms.No.33, MA, dt.24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in 38/P, 55/P, 57/P, 58/P, 59/P, 60/P, 84/P, 88/P & 89/P of Ghanpur (V), Medchal (M), Medchal-Malkajgiri District, to an extent of 33791.06 Sq.mtrs which is presently earmarked for Peri-urban use in the notified Master Plan MDP 2031 approved vide G.O.Ms.No.33, MA&UD, dated 24.01.2013 is now designated as Manufacturing use for setting up unit for Warehouse under “Green” category, **subject to the following conditions:**

- a) A full-fledged, functional STP / ETP shall establish as per PCB norms. The ETP should be part of project & to be build prior to commissioning & ‘Zero Liquid Disposal’ Category norms to be implemented & shall comply conditions laid by PCB.

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- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt.07.04.2012 and G.O.Ms.No.33 MA, dt.24-01-2013.
- c) The applicant shall follow the conditions mentioned in NOC form SE irrigation dept., vide Lr No.SE/IC/HYD/DSE/DEE-I/TS-1/Clarification/Ghanpur/97/2 No's Dt.18.04.2023
- d) The applicant shall leave 3.00 mts green buffer strip all along the site in order to segregate Industrial activity from the Peri-urban use to industrial activity & shall provide green buffer as per PCB norms.
- e) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- f) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not allowed by the applicant.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference
- h) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice
- i) The applicant shall submit the affidavit /undertaking stating that they shall not undertake any kind of development /construction in the proposed Master Plan road area covered within the applicant site.
- j) CLU shall not be used as proof of any title of the land.
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- l) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North : Sy. No. 60/P, 56, 55/P,54,38/P & 89(P) of Ghanpur (V),
South : Sy. No. 59/P, 58/P, 84/P,88/P & 89(P) of Ghanpur (V),
East : Sy. No. 89/P of Ghanpur (V),
West : Sy. No. 59/P & 60/P of Ghanpur (V).

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

M.DANA KISHORE
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Medchal-Malkajgiri District.
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER

